

**Montgomery County
2011 Rent and Income Limits**

Area Median Income is **\$106,100** (effective 5/31/2011)

Maximum Income and Rents by Family Size

Family Size	30% AMI	Max Rent	"Very Low Income"	Max Rent	Max Rent	60% AMI	Max Rent	Max Rent	"Low Income"	Max Rent	Max Rent	Estimated	
												80% AMI	Max Rent
	30%		(50% area med)	25%	30%		25%	30%	(capped by HUD - approx 63.71% AMI)	25%	30%		30%
1	\$22,300	\$557	\$37,150	\$773	\$928	\$44,580	\$928	\$1,114	\$47,350	\$986	\$1,183	\$59,440	\$1,486
2	\$25,500	\$637	\$42,450	\$884	\$1,061	\$50,940	\$1,061	\$1,273	\$54,100	\$1,127	\$1,352	\$67,920	\$1,698
3	\$28,700	\$717	\$47,750	\$994	\$1,193	\$57,300	\$1,193	\$1,432	\$60,850	\$1,267	\$1,521	\$76,400	\$1,910
4	\$31,850	\$796	\$53,050	\$1,105	\$1,326	\$63,660	\$1,326	\$1,591	\$67,600	\$1,408	\$1,690	\$84,880	\$2,122
5	\$34,400	\$860	\$57,300	\$1,193	\$1,432	\$68,760	\$1,432	\$1,719	\$73,050	\$1,521	\$1,826	\$91,680	\$2,292
6	\$36,950	\$923	\$61,550	\$1,282	\$1,538	\$73,860	\$1,538	\$1,846	\$78,450	\$1,634	\$1,961	\$98,480	\$2,462
7	\$39,500	\$987	\$65,800	\$1,370	\$1,645	\$78,960	\$1,645	\$1,974	\$83,850	\$1,746	\$2,096	\$105,280	\$2,632
8	\$42,050	\$1,051	\$70,050	\$1,459	\$1,751	\$84,060	\$1,751	\$2,101	\$89,250	\$1,859	\$2,231	\$112,080	\$2,802

Maximum Income and Rents by Unit Size (assumes 1.5 persons per bedroom)

Unit Size	30% AMI	30% Rent	50% AMI	25% Rent	30% Rent	60% AMI	25% Rent	30% Rent	"Low Income"	25% Rent	30% Rent	Estimated	
												80% AMI	30% Rent
1	\$23,900	\$597	\$39,800	\$829	\$995	\$47,760	\$995	\$1,194	\$50,725	\$1,056	\$1,268	\$63,680	\$1,592
2	\$28,700	\$717	\$47,750	\$994	\$1,193	\$57,300	\$1,193	\$1,432	\$60,850	\$1,267	\$1,521	\$76,400	\$1,910
3	\$33,125	\$828	\$55,175	\$1,149	\$1,379	\$66,210	\$1,379	\$1,655	\$70,325	\$1,465	\$1,758	\$88,280	\$2,207
4	\$36,950	\$923	\$61,550	\$1,282	\$1,538	\$73,860	\$1,538	\$1,846	\$78,450	\$1,634	\$1,961	\$98,480	\$2,462

HOME PER UNIT SUBSIDY LIMITS (effective 2/4/10)

2.40 Inflator *max per HOME guidelines

**WEATHERIZATION Program - 200%
Poverty Level**

Family Size	Income limit
1	\$30,249
2	\$39,556
3	\$48,864
4	\$58,171
5	\$67,479
6	\$76,786
7	\$86,093
8	\$95,400

FAIR MARKET RENTS (effective 10/1/2010)

<u>SRO</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$848	\$1,131	\$1,289	\$1,461	\$1,885	\$2,466	\$2,836	\$3,206

HUD HOME Rent Limits (effective 7/13/2011)

	<u>SRO</u>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
Low Home Rent Limit	\$696	\$928	\$995	\$1,193	\$1,379	\$1,538	\$1,698	\$1,856
High Home Rent Limit	\$828	\$1,104	\$1,188*	\$1,423	\$1,641*	\$1,811*	\$1,980*	\$2,148*

*HOME Program Rent held at last year's level. For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.